This instrument prepared by:
Leo Salinger, Esq.,
Thomson Walker LLC
4700 Belleview Avenue, Ste. 404
Kansas City, Missouri 64112

Bill Garrett Davidson County
Batch# 2644 DEEDWARRSP
09/20/2017 12:22:30 PM 8 pgs
Fees: $43.00 Taxes: $12,863.04
20170920-0096422

86960

(The above space for use by Recorder)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 6 day of September 2017, between **SCF RC FUNDING I LLC**, a Delaware limited liability company ("***Grantor***"), party of the first part, and **TISANO REALTY, INC.**, a Nevada corporation ("***Grantee***"), party of the second part.

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part all of Grantor's right, title and interest in and to that certain real property situated in Davidson County, Tennessee, legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, nor or hereafter existing, are referred to collectively as the "***Property***"), subject to current taxes and assessments, and the matters set out on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the party of the first part will warrant and forever defend the title to said Property to the party of the second part, its successors and assigns, against the lawful claims of all persons claiming through the party of the first part, but not further or otherwise.

Whenever the word "***party***" is used herein, it shall mean "***parties***" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

Prior Instrument Reference: Special Warranty Deed by SCF RC FUNDING III LLC, a Delaware limited liability company, to SCF RC FUNDING I LLC, a Delaware limited liability company, dated March 6, 2017 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20170309-0023550.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 6 day of September, 2017.

GRANTOR:

RC
SCF FUNDING I LLC, a Delaware limited liability company

By: SCF Realty Capital LLC, its Manager

By: _____
Name: Peter M. Mavredes
Title: President

STATE OF NJ)
)
COUNTY OF Mercer)

BE IT REMEMBERED, that on this 30 day of August, 2017, before me, the subscriber, personally appeared Peter M. Mavredes, who being by me duly sworn on [his/her] oath, does make proof to my satisfaction that he/she is the President of SCF REALTY CAPITAL LLC, a Delaware limited liability company, the Manager of SCF RC FUNDING I LLC, a Delaware limited liability company, the company named in the within instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.

Vanessa N. Riscica
Notary Public

(SEAL)

My Commission Expires: 9-9-21

VANESSA N RISCICA
My Commission Expires
NOTARY PUBLIC
09-09-2021
STATE OF NEW JERSEY

****

(FOR RECORDING DATA ONLY)

Property Address: 601 Marriott Drive Nashville, TN Property Owner: Tisano Realty, Inc. 13 Camelback Court Brentwood, TN 37027 Map & Parcel Number: 107-115.00 Mail tax bills to: (Person or Agency responsible for payment of taxes) TGS Holdings, LLC 278 Franklin Road, Suite 100 Brentwood, TN 37027 This instrument prepared by: Leo Salinger, Esq, Thomson Walker LLC 4700 Belleview Avenue, Ste. 404 Kansas City, Missouri 64112 Return to: First American Title Insurance Company 2425 E. Camelback Road, Suite 300 Phoenix, AZ 85016 Attn: Kristin Brown	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,476,496.35, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Affiant: SCF RC FUNDING I LLC, a Delaware limited liability company By: SCF Realty Capital LLC, its Manager By: _____ Name: Peter M. Manfredo Title: President Subscribed and sworn to before me this 30 day of August, 2017. Vanessa N. Riscica Notary Public My Commission Expires: 9.9.21 State tax: $_____ Recording Fee: $_____ Total: $_____

VANESSA N RISCICA
NOTARY PUBLIC
My Commission Expires
09-09-2021
STATE OF NEW JERSEY

EXHIBIT A

Legal Description

Address: 601 Marriott Drive, Nashville, TN

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY HR NASH, LLC & SVF, ON THE EAST BY THE HIGHLANDS SUBDIVISION, ON THE SOUTH BY MARRIOTT DRIVE, AND ON THE WEST BY HR NASH, LLC, & SVF, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY: ADVANTAGE LAND SURVEYING - DATED FEBRUARY 23, 2007.

BEGINNING AT AN IRON ROD (SET) AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

1. N 79°16'05" W 232.57' TO A CONCRETE MONUMENT; WITH A CURVE TO THE RIGHT 153.73' TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41°12'30", A RADIUS OF 213.89', A TANGENT OF 80.41' AND A CHORD OF N 58°39'52" W, 150.54';
2. WITH A CURVE TO THE RIGHT 124.51' TO A CONCRETE MONUMENT, SAID CURVE HAVING A CENTRAL ANGLE OF 32°14'17", A RADIUS OF 221.28', A TANGENT OF 63.94', AND A CHORD OF N 21°56'27" W, 122.87';

3. THENCE; LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION 1, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800 PAGE 19 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84°19'14" E 61.71' TO AN IRON PIN;

4. THENCE; CONTINUING WITH SAID LINE N 48°43'07" E, 249.85' TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

5. THENCE; WITH SAID LINE THE FOLLOWING CALLS:
S 04° 45' 03" E 155.30'
S 05° 19' 36" E 99.97'
S 40° 52' 03" E 201.27' TO THE POINT OF BEGINNING.

6. CONTAINING 69,981.4 SQUARE FEET OR 1.61 ACRES +/-.

The foregoing property being also described as follows:

Address: 601 Marriott Drive, Nashville, TN

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FOURTEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTHERLY SIDE OF MARRIOTT DRIVE, WEST OF ERMAC DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MARRIOTT DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ERMAC DRIVE;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

N 79° 14' 57" W 232.87 FEET TO A POINT; WITH A CURVE TO THE RIGHT 153.73 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 41° 11' 48", A RADIUS OF 213.81 FEET, A TANGENT OF 80.36 FEET AND A CHORD OF N 58° 39' 03" W, 150.44 FEET;

WITH A CURVE TO THE RIGHT OF 124.33 FEET TO AN IRON PIN, SAID CURVE HAVING A CENTRAL ANGLE OF 32° 22' 51", A RADIUS OF 220.00 FEET, A TANGENT OF 63.88 FEET, AND A CHORD OF N 21° 51' 43" W 122.69 FEET;

THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION ONE, HIGHLAND RIDGE, AS OF RECORD IN BOOK 5800, PAGE 19, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 84° 19' 42" E 61.53 FEET TO AN IRON PIN;

THENCE CONTINUING WITH SAID LINE N 48° 42' 52" E, 250.01 FEET TO AN IRON PIN IN THE WESTERLY LINE OF THE HIGHLANDS AS OF RECORD IN BOOK 2663, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH SAID LINE THE FOLLOWING CALLS:

S 04° 58' 31" E 155.26 FEET TO A POINT;
S 04° 56' 19" E 100.00 FEET TO AN IRON PIN;
S 04° 52' 03" E 201.26 FEET TO THE POINT OF BEGINNING.

BEING the same premises that SCF RC FUNDING III LLC, a Delaware limited liability company, by Special Warranty Deed dated March 6, 2017 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 20170309-0023550, granted and conveyed unto SCF RC FUNDING I LLC, a Delaware limited liability company, the Grantor herein.

EXHIBIT "B"

Permitted Encumbrances

1. All matters as shown on that certain plat of record in Book 6250, Page 138, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Development Agreement, by and between Marriott Corporation and Jerry Carroll and John W. Eakin, of record in Book 5762, Page 677, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Nashville Marriott Hotel and Highland Ridge Office Center, by Marriot Corporation, of record in Book 5762, Page 691, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Highland Ridge Properties Phase I to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6010, Page 732, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances from The Gardner School to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200506100066551, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease by and between Gregel School Property IV, LLC and TGS Nashville - Marriott Drive, LLC, successor by conversion to The Gardner School II, Incorporated, of record in Instrument No. 200703070028137; as assigned in Instrument No. 201612020126387; and as assigned in Instrument No. 201703090023551, in the Register's Office of Davidson County, Tennessee.

7. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019

STATE